

CONSTANCE HOUSE

DP Amendment presentation for Esquimalt Council Oct 4, 2021



OVERVIEW

01 PROJECT SUMMARY

02 RATIONALE FOR
CHANGES IN
LANDSCAPE DESIGN

03 UPDATED LANDSCAPE
PLAN

04 CONCLUSION

PROJECT SUMMARY

- **Building density**
 - Height - 25.4
 - FSR - 2.8
 - Lot coverage – 62%
- **129 Units**
 - Studio - 7
 - 1 bed - 27
 - 2 bed - 43
 - 3 bed - 6
- **92 parking spaces on 2 levels**
- **92 bike stalls**
- **83 storage lockers**



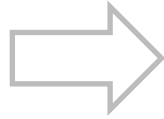
A PROGRESSIVE BUILDING



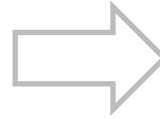
- Energy Stepcode 4
- Transit passes for residents
- Solar ready
- EV charging system
- Large rooftop amenity area

TODAY: A MINOR DP AMENDMENT REQUEST

**FIRE DEPARTMENT
REVIEW POST-
DEVELOPMENT
PERMIT**



**FD REQUESTS
PROVISION OF LAYBY
ALONG ADMIRALS TO
SUPPORT EQUIPMENT
STAGING**

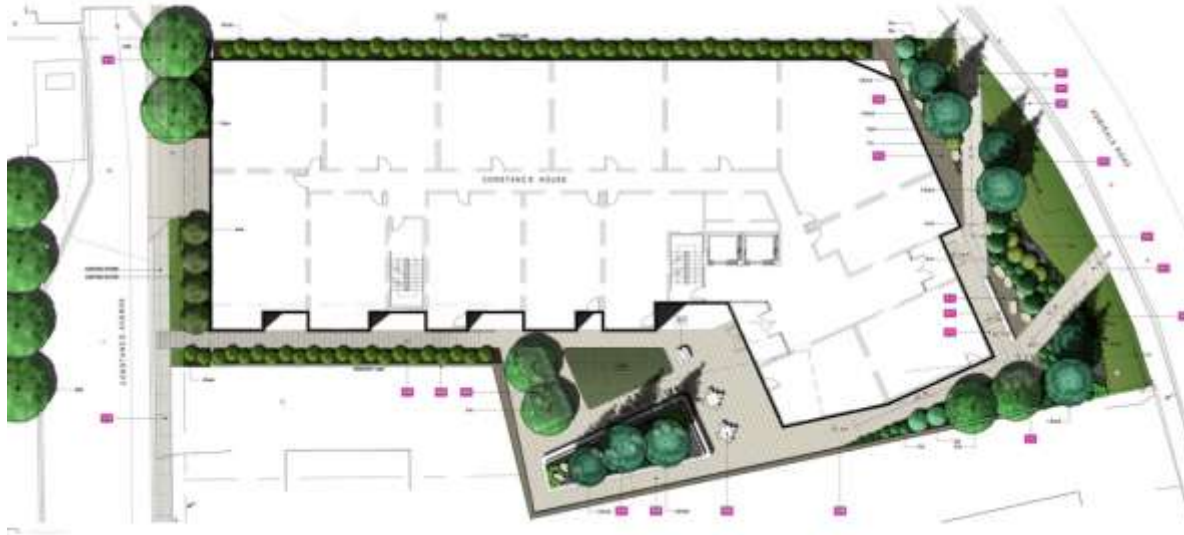


**THE CHANGE
TRIGGERS A DP
AMENDMENT FOR
LANDSCAPE DESIGN
CHANGES**

ORIGINAL LANDSCAPE PLAN

Enhanced
vegetation scale
around non-
active walls

New sidewalks
and street trees
along Constance



Generous public
realm on Admirals

Plant choice:
native, songbird
and pollinator
habitat

New sidewalk /
underground
hydro on Admirals

Mix of multi-use surfaces and vegetation in plaza
(recreation / play / habitat / cooling) incl rubber
area for safe play

NEW LANDSCAPE PLAN

No changes on north side

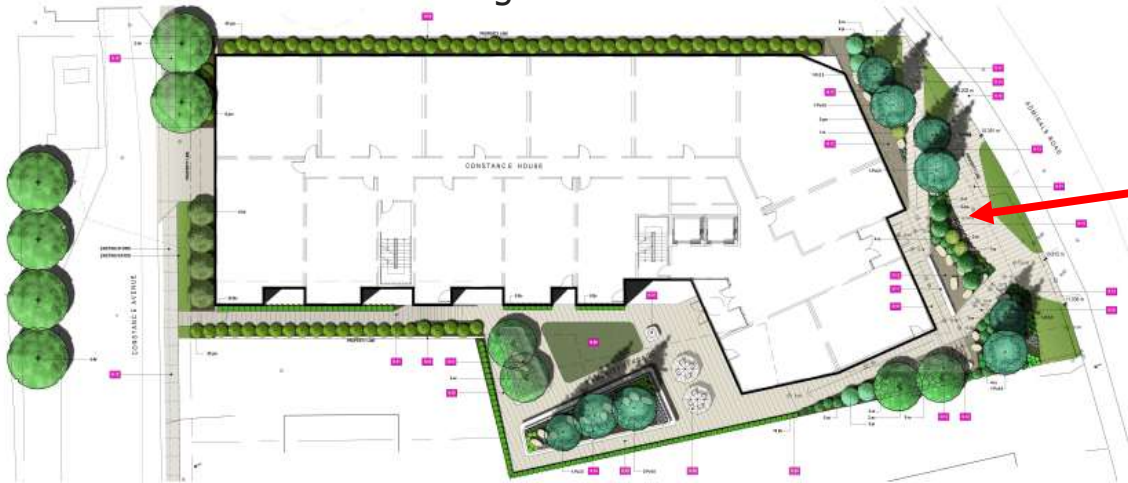
No changes at
corner

No changes on
west side

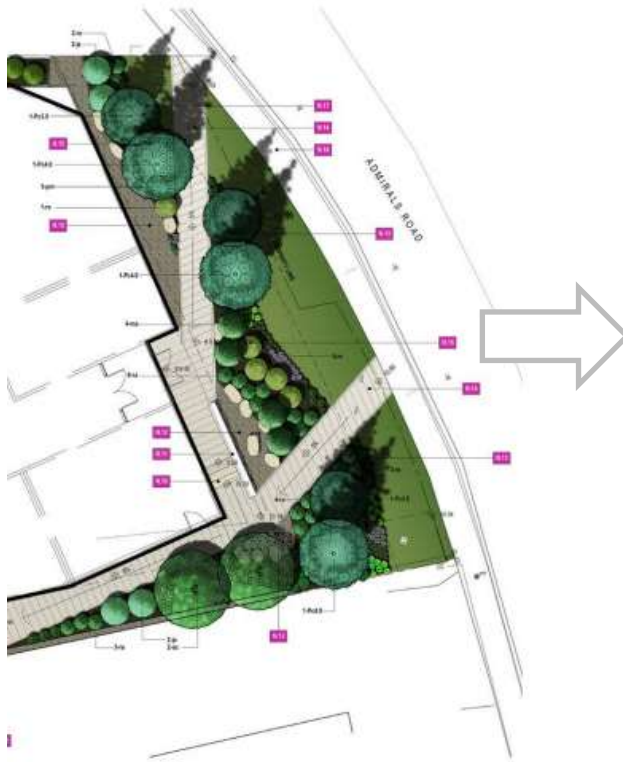
**Addition of layby
in middle of front
land landscape
area**

No changes on south side

No changes at
corner



COMPARISON



Addition of layby
(same paving as rest of site)

Minor adjustments to planting layout in small area

Change ramp to stairs (but entrance is still wheelchair accessible)

CONCLUSION

- **CONSTANCE HOUSE:** A progressive building bringing rental units and an ecologically friendly landscape.
- A minor adjustment to the landscape design is needed to ensure fire safety.
- All landscape guidelines are still met.
- New layby will assist in general functionality for all and less impact on Admirals.

